

PLANNING COMMISSION REPORT



MEETING DATE: March 10, 2004

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **DC Ranch Street Abandonment - 12-AB-2003**

REQUEST Request to consider the following:

1. Abandon a 280 +/- foot portion of the right-of-way for Horseshoe Canyon Drive at the east side of the intersection of Thompson Peak Parkway and Horseshoe Canyon Drive.

Key Issues.

- The public street portion of Horseshoe Canyon Drive will become private to allow the relocation of the new entry gate feature at DC Ranch.
- Access and public utility easements will be reserved for pedestrian and emergency access, and utility rights.

Related Policies, References:

54-ZN-1989#1 thru 7, Planning Units III, V, and VI Master Plans

OWNER Dc Ranch LLC
480-563-0019

APPLICANT CONTACT Karrin Taylor
Biskind, Hunt & Taylor
602-955-3452

LOCATION East of the intersection of Thompson Peak Parkway and Horseshoe Canyon Drive

BACKGROUND

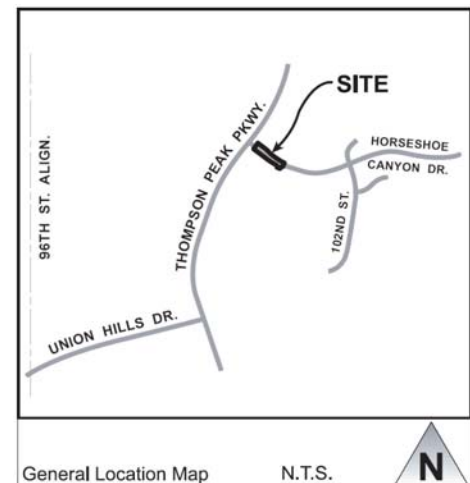
Zoning/Context.

The road system in DC Ranch has been approved through a Master Circulation Plan. The subject right-of-way is located east of the intersection of Thompson Peak Parkway and Horseshoe Canyon Drive. This area is zoned residential, and DC Ranch LLC owns both sides of the Horseshoe Canyon Drive.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This is a request to abandon a 280 +/- foot portion of the right-of-way for Horseshoe Canyon Drive at the east side of the intersection of Thompson Peak Parkway and Horseshoe Canyon Drive. The public street portion of Horseshoe Canyon Drive will become private to allow the relocation of a new entry gate feature at DC Ranch. Access and public utility easements will be reserved for pedestrian and emergency access, and utility rights.



IMPACT ANALYSIS

Community Impact.

The proposal will not impact emergency, pedestrian, or service vehicle access. The proposal will also not impact utility rights.

Community Involvement.

DC Ranch has posted signs on this site and has posted this request in their newsletter. DC Ranch LLC owns both sides of the Horseshoe Canyon Drive. There have been no comments regarding this case.

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

STAFF

RECOMMENDATION

Recommended Approach:

Staff recommends approval of the public street abandonment, subject to the following stipulations:

1. Reserve a public utility easement over, under, and across the abandoned right-of-way.
2. Reserve an emergency and service vehicle access easement over and across the abandoned right-of-way.
3. Reserve a public access easement over and across the north ten (10) feet of the abandoned right-of-way.
4. Any new gate location designs shall be approved by the City Transportation Department.

RESPONSIBLE

DEPT(S)

STAFF CONTACT(S)


Planning and Development Services Department

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curran
Project Coordination Manager



Kurt Jones, AICP
Current Planning Director

ATTACHMENTS

1. Departmental Checklist
2. Project Narrative
3. Context Aerial
4. Detail Aerial
5. Area Trails Plan
6. Abandonment Area

CASE 12-AB-2003

Department Issues Checklist

Transportation

☒ **Support**

The road system in DC Ranch has been approved through a Master Circulation Plan. Changing the road from public to private will not impact the approved Master Circulation Plan. Access will be reserved for pedestrian and emergency/service vehicles. Design of a new gated entry features requires approval by the City's Transportation Department.

Trails

☒ **Support**

The Trail Master Plan has no requirement for a trail in this right-of-way. Pedestrian public access will be reserved to access the planned trail to the east.

Public Utilities

☒ **Support**

Letters of support from the affected public utility companies are on file with the City of Scottsdale subject to a public utility easement reservation for utilities.

Emergency/Municipal Services

☒ **Support**

This request does not impact the ability to provide emergency or other municipal services to this property or any adjacent properties. Access will be reserved for pedestrian and emergency/service vehicles.

Water/Sewer Services

☒ **Support**

Water and sewer services have no objection to the abandonment subject to a public utility easement reservation for these utilities.

Drainage

☒ **Support**

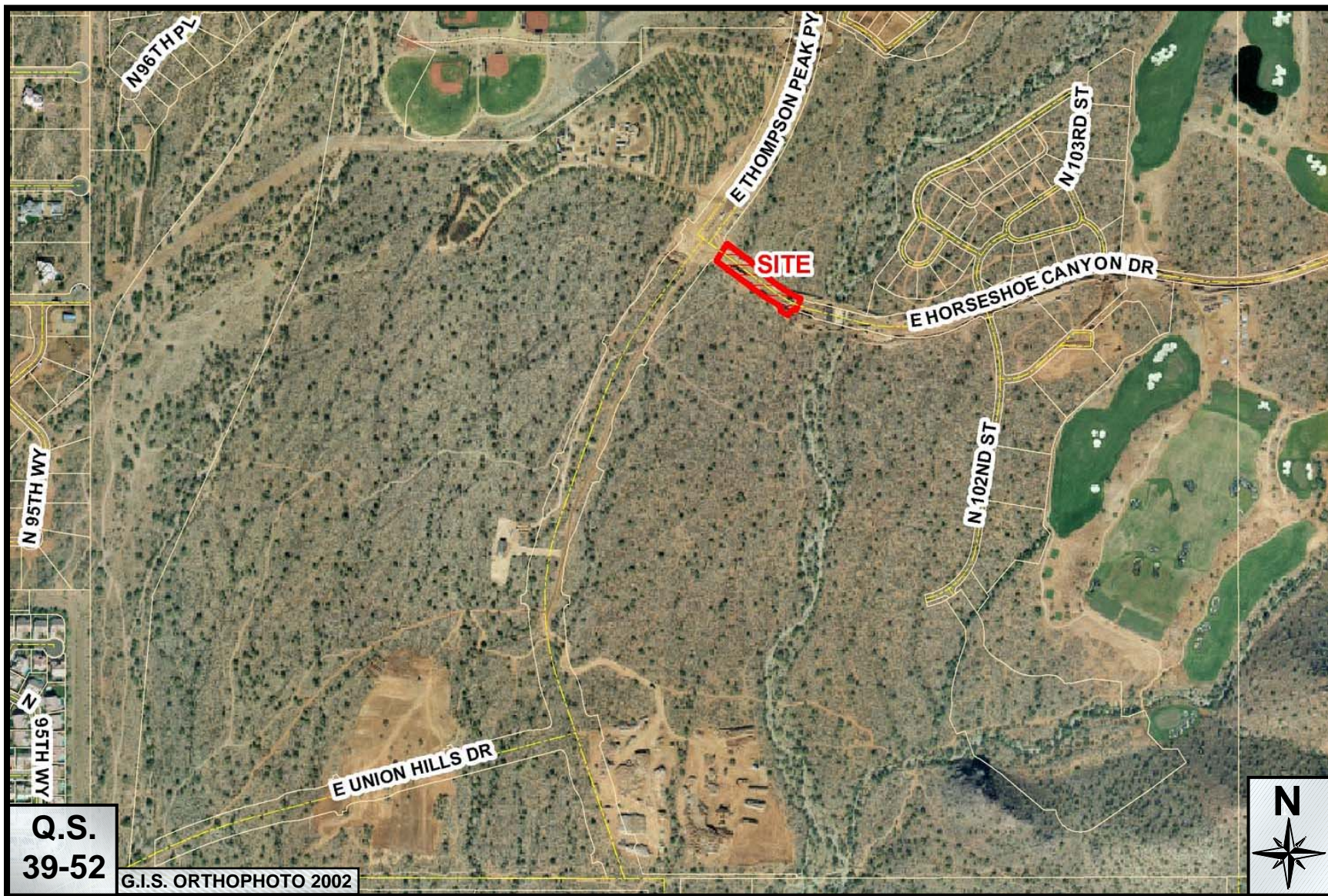
The abandonment will have no impact on drainage.

Project Narrative
DC Ranch
Abandonment of Public Right of Way
associated with the
Relocation of the Horseshoe Canyon Gatehouse
Case # 484-PA-2001 #1

This request is for abandonment of public right of way associated with the relocation of the Horseshoe Canyon Gatehouse at DC Ranch. The proposal is to relocate the gatehouse approximately 835 feet west of the proposed location. Specifically, the gatehouse will be relocated to a location approximately 265 east of Thompson Peak Parkway on Horseshoe Canyon Drive. A section of Horseshoe Canyon Drive, east of Thompson Peak Parkway had been recorded as public right of way and now needs to be abandoned to facilitate the new Gatehouse location.

On March 7, 2002, the Development Review Board approved the site plan and elevations for the Horseshoe Canyon Gatehouse in Case Number 3-DR-2002. The Horseshoe Canyon Gatehouse has not been constructed. Based on planning decisions, the developer of DC Ranch has decided to privatize the area of land located at the northeast and southeast corners of the Thompson Peak Parkway and Horseshoe Canyon Drive intersection. In order to accomplish the privatization of such land, it is necessary to relocate the Horseshoe Canyon Gatehouse approximately 835 west of the previously proposed location. In addition, the new location of the Horseshoe Canyon Gatehouse took into consideration the need to provide vehicular stacking for east bound traffic on Horseshoe Canyon Drive. The area of the Horseshoe Canyon Gatehouse which requires visitors to stop is approximately 230 feet from Thompson Peak Parkway, thus providing adequate stacking for vehicles.

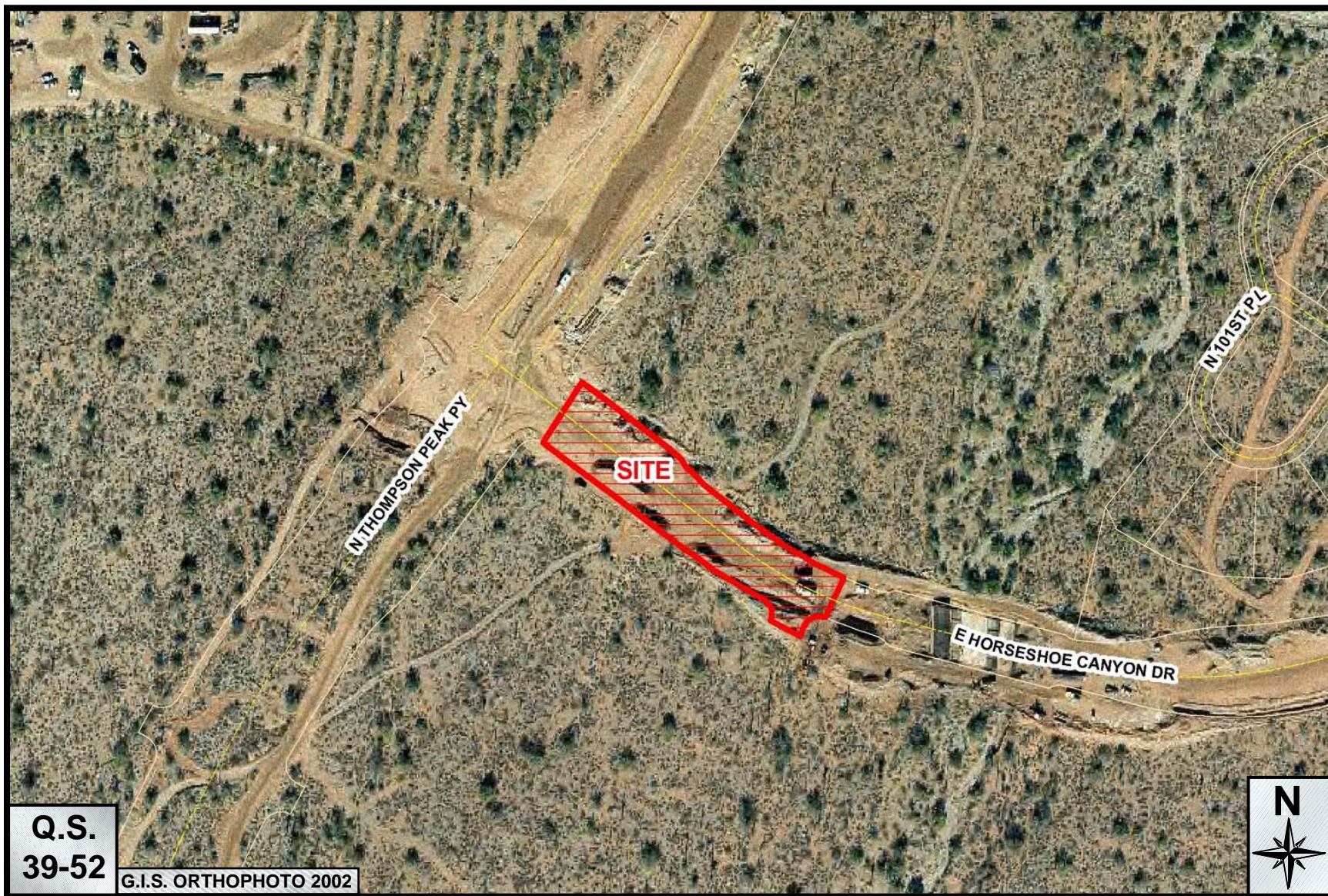
The abandonment will result in Horseshoe Canyon Drive being a private street from Thompson Peak Parkway east. Public pedestrian access will remain along the north side of Horseshoe Canyon Drive from Thompson Peak Parkway, east to the Linear Park.



DC Ranch - Horseshoe Canyon Drive
(Right-of-way portion abandonment)

12-AB-2003

ATTACHMENT #3

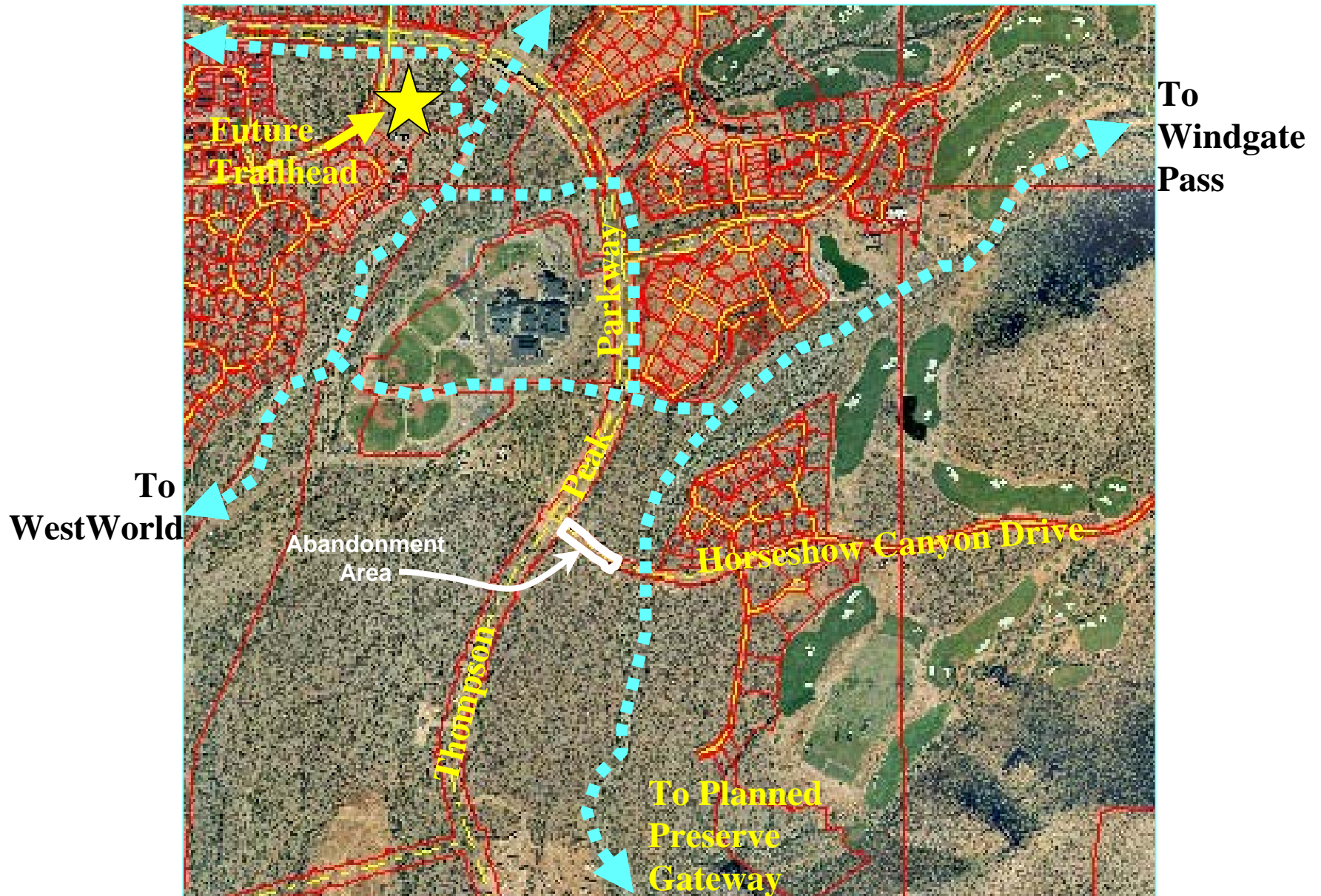


DC Ranch - Horseshoe Canyon Drive
(Right-of-way portion abandonment)

12-AB-2003

ATTACHMENT #4

DC Ranch Area Trails



WOOD/PATEL

2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580



CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	84°53'49"	21.50'	31.86'
C2	89°17'47"	21.50'	33.51'
C3	08°52'40"	848.50'	131.47'
C4	13°15'41"	158.50'	36.69'
C5	13°15'41"	291.50'	67.47'
C6	13°06'55"	541.50'	123.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°47'36"W	57.30'
L2	S27°19'37"W	15.34'
L3	N62°40'23"W	44.00'
L4	N53°05'29"W	216.38'
L5	N36°54'31"E	93.00'
L6	S53°05'29"E	124.00'
L7	S53°05'29"E	65.32'

EXHIBIT "A"

A PORTION OF HORSESHOE CANYON DRIVE
PROPOSED RIGHT-OF-WAY ABANDONMENT

11-19-03

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NOT TO SCALE

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